



LOVE LANE, SPALDING, PE11 2PG
£345,000 FREEHOLD

A striking four-bedroom family home, a perfect blend of old and new with period character in a modern property, fantastically located across from Ayscoughfee Hall and gardens with riverside walks a short stroll away. Beautifully presented and enjoying southerly facing rear gardens and parking

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A striking property from the roadway, set behind cast railing with twin bay windows, a picturesque period look on a modern property, through the gate and up to the composite entrance door, opening through to:

ENTRANCE HALL

A sign of things to come, a beautiful well-appointed reception greets you with stairs to the first-floor accommodation, attractive panelling and herringbone style flooring.

DINING ROOM

15'5 x 9'4 a great place to entertain, a versatile room with sash bay window to the front aspect, high ceilings, radiator, power points and finished with herringbone style flooring.

SITTING ROOM

21'11 (into bay) x 11' another attractive reception room with sash bay window to the front aspect, panelled walls, bespoke book shelving with storage, picture rail, radiator, power points and TV point.

KITCHEN BREAKFAST

16'3 x 14'4 a light and inviting room with bi-fold doors onto the southerly facing rear gardens, comprising a range of base and eye level storage units incorporating straight edge work surface with sink inset and mixer taps over, range space with extractor fan over, fridge freezer space, integrated dishwasher, radiator, power points and tiled flooring.

UTILITY

7'6 x 7'9 with part glazed door to the rear aspect, comprising a range of base and eye level storage units, work surface and bespoke dog crate, plumbing and space for washing machine, radiator, power points and tiled flooring.

CLOAKROOM

Comprising a two-piece suite, low level WC, wash hand basin set in vanity unit, tiled flooring, extractor fan and wall mounted boiler.

LANDING

A bright landing with sash window to the front aspect, attractive wall panelling, loft access, radiator and ceiling spotlights.

BEDROOM

13'4 x 9'4 a good double bedroom with sash window to the front aspect, radiator and power points.

BEDROOM

11' x 10'4 the principal bedroom with sash window to the front aspect, fitted twin wardrobes with hanging rails, radiator and power points.

EN SUITE

With frosted sash window to the side aspect, comprising a three-piece suite, low level WC, wash hand basin set in vanity unit and corner shower, fully tiled walls, chrome heated towel rail and tiled flooring

BEDROOM

11' x 7'9 (min) 14'5 (max) with sash window to the rear aspect, radiator and

power points.

BEDROOM

14'4 x 9'6 a good double bedroom with sash window to the rear aspect, feature panelled wall, radiator and power points.

BATHROOM

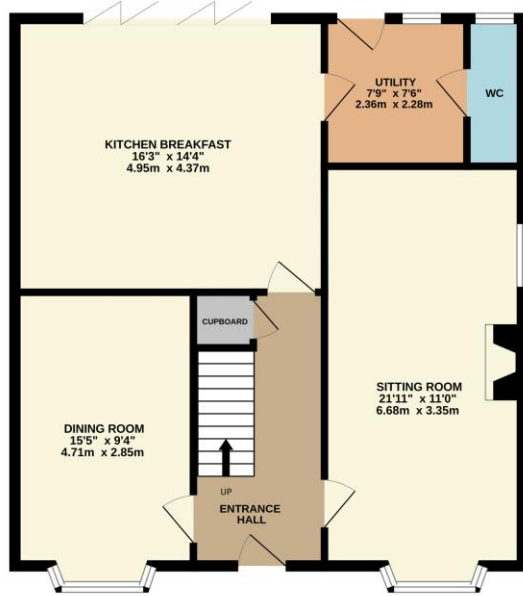
With frosted window to the rear aspect, comprising a four-piece suite, low level WC, wash hand basin set in vanity unit, oval bath and corner shower cubicle with rain shower over, heated towel rail, fully tiled walls, ceiling spotlights and tiled flooring.

OUTSIDE

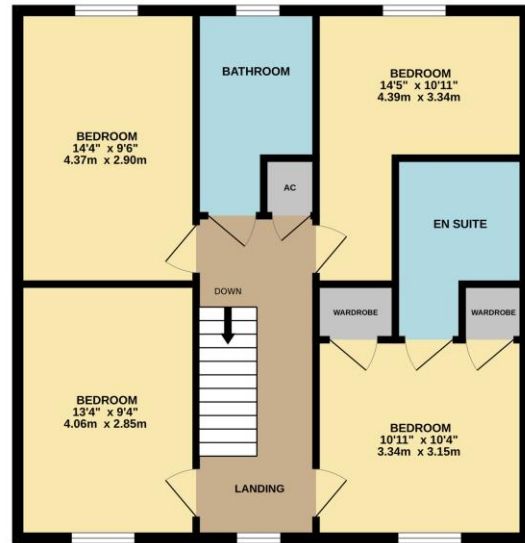
Set behind cast railings, the neat frontage, with gated side access through to the rear gardens, enjoying a southerly facing aspect and good degree of privacy, with shaped lawns, sunken patio seating area, wood edged beds and trellis, outside tap and external power points, with rear gated access to gravel parking area and potential parking for two vehicles. There is also a recently installed EV Charging point.



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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